108.0	0002	0036.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	801,000 /	801,000
USE VALUE:	801,000 /	801,000
ASSESSED:	801,000 /	801,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRETT PATRICK T
Owner 2:	BARRETT CORINNE M
Owner 3:	
Street 1:	71 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2475 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8977.000	318,500		482,500	801,000
Total Card	0.206	318,500		482,500	801,000
Total Parcel	0.206	318,500		482,500	801,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 323.61   /Parcel: 323.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct
69213
GIS Ref
GIS Ref
Insp Date
08/21/18

!8500!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0036.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,500	0	8,977.	482,500	801,000		Year end	12/23/2021
2021	101	FV	318,500	0	8,977.	482,500	801,000		Year End Roll	12/10/2020
2020	101	FV	318,500	0	8,977.	482,500	801,000	801,000	Year End Roll	12/18/2019
2019	101	FV	261,800	0	8,977.	482,500	744,300	744,300	Year End Roll	1/3/2019
2018	101	FV	261,800	0	8,977.	413,600	675,400	675,400	Year End Roll	12/20/2017
2017	101	FV	261,800	0	8,977.	386,000	647,800	647,800	Year End Roll	1/3/2017
2016	101	FV	261,800	0	8,977.	330,900	592,700	592,700	Year End	1/4/2016
2015	101	FV	238,400	0	8,977.	296,400	534,800	534,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:26:32

LAST REV

Date	Time
08/29/18	11:58:05
apro	

USER DEFINED

Prior Id # 1:	69213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGIORGIO DANTE	27829-581		10/31/1997		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2008	1339	Manual	3,900	C				install wood inser
6/2/2006	427	Redo Kit	12,000	C		G8	GR FY08	
11/4/1997	664	Manual	2,500	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
4/11/2009	Meas/Inspect	345	PATRIOT
4/25/2001	Inspected	PM	Peter M
5/11/2000	Inspected	276	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/12/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8977		Sq. Ft.	Site		0	70.	0.77	4									482,516						482,500	

Total AC/HA:	0.20608	Total SF/SM:	8977	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,516	Spl Credit		Total:	482,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31964278
Const Adj.:	1.00500000
Adj $ / SQ:	125.993
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461630
Depreciation:	143105
Depreciated Total:	318525

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

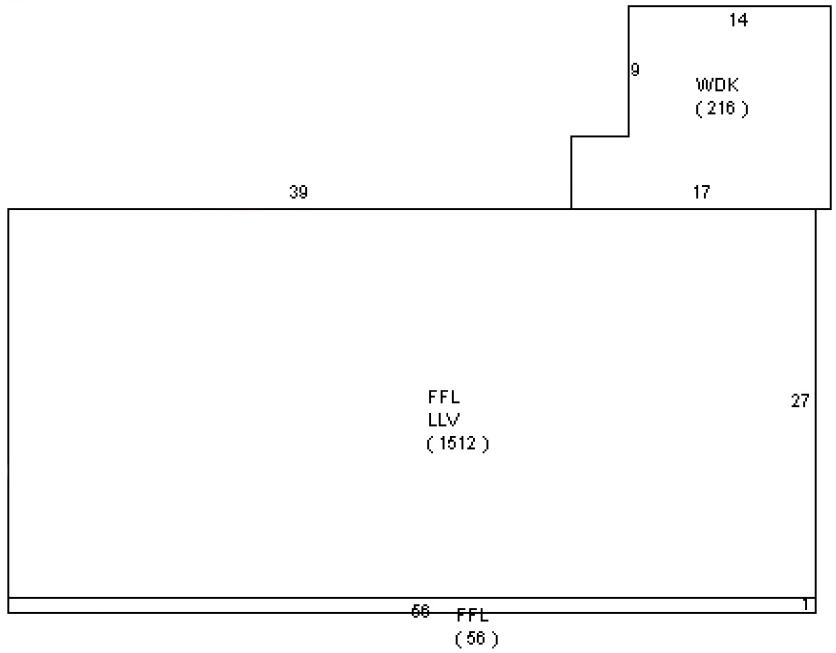
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	138.59
Special Features:	0	Val/Su Net:	96.63
Final Total:	318500	Val/Su SzAd	203.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,568	125.990	197,557
LLV	Lower Level	1,512	70.300	106,300
WDK	Deck	216	10.680	2,307

Net Sketched Area:	3,296	Total:	306,164
Size Ad 1568	Gross Area 3296	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

108.0-0002-0036.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc